

# Lake Havasu City Development Code

**Table 2-3**  
**RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS**

| Development Feature       | Requirement by Zoning District   |  |  |  |                             |  |                              |  |  |
|---------------------------|--|--|--|--|-----------------------------|--|------------------------------|--|--|
|                           | A-1  | R-A  | R-E  | R-1  | R-2                         | R-3  | RMH                          | R-4  | R-5  |
| Lot size                  | Minimum area, width, and depth for lots proposed in new subdivisions   |  |  |  |                             |  |                              |  |  |
| Area                      | 5 acres  | 1 acre   | 15,000 sq. ft.   | 10,000 sq. ft.   | 12,000 sq. ft.              | 7,200 sq. ft.                              |                              |  |  |
| Width                     | 60 ft.   |  |  |  |                             |  |                              |  |  |
| Depth                     | 120 ft.  |  |  |  |                             |  |                              |  |  |
| Density                   | Maximum number of dwelling units per acre in a residential project.  |  |  |  |                             |  |                              |  |  |
|                           | 2  |  | 2 to 4   | 4 to 6   | 4 to 10 (1)                 |  | 4 to 10                      | 10 to 20   |  |
| Setbacks                  | Minimum setbacks required. See 14.30.100 for setback measurement, allowed projections into setbacks and exceptions to setbacks |  |  |  |                             |  |                              |  |  |
| Front                     | 50 ft.   | 50 ft.   | 20 ft. (2) (3)   | 20 ft. (2)   | 20 ft.                      |  | 10 ft.                       | 15 ft.   | 20 ft.   |
| Side street               | (4)  |  |  |  |                             |  |                              |  |  |
| Sides (interior, each)    | 10 ft.; 20 ft. on corner lots  | 10 ft.; 20 ft. on corner lot; 50 ft. on reverse corner lot | 10 ft. (5); 10 ft. on the corner lot; 20 ft. on reverse corner lot | 5 ft.; 10 ft. on corner lots; 20 ft. on reverse corner lot |                             |  | 5 ft.; 10 ft. on corner lots | 5 ft.; 10 ft. on corner lots; 15 ft. on reverse corner lot | 5 ft.; 10 ft. on corner lots; 20 ft. on reverse corner lot |
| Rear                      | N/A  | 50 ft.   | 25 ft. (6)   |  |                             |  | 10 ft.                       | 15 ft.   | 20 ft.   |
|                           |  | 10 ft. on reverse corner lot                               |  |  | 5 ft. on reverse corner lot |  |                              |  |  |
| Minimum area of structure | 800 sq. ft   | N/A  |  |  | 900 sq. ft.                 | 500 sq. ft.                                | N/A                          | 400 sq. ft.  | 500 sq. ft.  |
| Lot coverage              | Maximum percentage of the total lot area that may be covered by structures   |  |  |  |                             |  |                              |  |  |
|                           | N/A  |  | 50%  |  | 60%                         |  |                              | 60% (7)  |  |
| Height limit              | Maximum allowable height of structures. See 14.30.070 (Height Measurement) for height measurement requirements                 |  |  |  |                             |  |                              |  |  |
|                           | 40 ft.   | 30 ft.   |  | 15 ft.   |                             |  |                              | 30 ft.   |  |
| Landscaping               | N/A  |  |  |  |                             | As required by Chapter 14.32 (Landscaping) |                              |  |  |
| Parking                   | As required by Chapter 14.36 (Parking and Loading)   |  |  |  |                             |  |                              |  |  |

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### Notes:

- (1) Lots of record existing at the time of adoption of this Development Code within the R-3 and R-4 zoning districts need not comply with the density limitations of this table. The actual number of units allowed on these lots shall be determined through compliance with the other requirements of this table (e.g., height limitations, landscaping and parking, lot coverage, and setbacks).
- (2) Garages, carports, or any structure used to park vehicles that face a front yard right-of-way must be setback a minimum of 25 feet. For reverse corner lots the front yard is defined by the street frontage in which the front door faces and allows for a 20-foot setback on the other street if there is no garage access or garage doors facing said street.
- (3) A lot with an average depth of 100 feet or less may maintain a 20 foot front yard setback for a garage.
- (4) If a garage is to be accessed from a corner lot with a street side setback, the minimum setback for the garage shall be 20 ft., no matter what is identified for the minimum setbacks.
- (5) A lot with an average width of 80 feet or less may have a side yard of 5 feet. A corner lot shall have a 10 foot side setback.
- (6) Structures may encroach into the rear setback up to a maximum of 5 ft. for an area not to exceed 50% of the total width of the structure.
- (7) No more than 60% of total lot area shall be covered by buildings, parking areas, driveways and maneuvering areas.